

CITY COUNCIL MEETING  
May 28, 1991

DEVELOPMENT IMPACT FEES

CC-6  
~~CC-46~~  
CC-56

Notice of this meeting was published according to law, an affidavit of which is on file in the City Clerk's office. The subject of the this meeting, "Development Impact Fees", was introduced by City Manager Peterson and Public Works Director Ronsko. Mr. Ronsko then introduced representatives of Nolte & Associates and Angus McDonald & Associates. The presentation consisted of the following segments:

DEVELOPMENT IMPACT FEE PRESENTATION

Overview  
(by City staff)

Fee Calculation Procedure  
Cash Flow Analysis  
AB 1600 Requirements  
Program Administration  
(by McDonald & Associates)

Water  
Sewer  
Storm Drainage  
Streets & Roads  
(by Nolte & Associates)

Police  
Fire  
Parks & Recreation  
General City Facilities  
(by McDonald & Associates)

Summary of Total Fees  
Total City Fees  
Comparison With Other Cities  
Past Funding Sources  
(by City staff)

The following persons addressed the City Council regarding the matter:

- a) Terry Piazza, Baumbach & Piazza, 323 West Elm Street, Lodi;
- b) Steve Pechin, Baumbach & Piazza, 323 West Elm Street, Lodi;
- c) Dennis Bennett, 1711 Coventry Way, Lodi;
- d) Jeff Kirst, 314 West Lockeford Street, Lodi;  
and
- e) Bill Mitchell, 4870 Gerber Road, Sacramento, California.

CITY COUNCIL MEETING  
May 28, 1991

There being no other persons wishing to speak, the public portion of the meeting was closed.

A lengthy discussion followed with the City Council asking staff to respond to the numerous points that were raised in this discussion. It was agreed that another meeting of this type will be held by the City Council in the near future.

DECLARATION OF MAILING

On May 2, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 2, 1991, at Lodi, California.

Alice M. Reimche  
City Clerk

Jennifer M. Perrin  
Jennifer M. Perrin  
Deputy City Clerk

DEC/01  
TXTA.FRM

NOTICE OF PUBLIC HEARING  
REGARDING DEVELOPMENT IMPACT FEES

NOTICE IS HEREBY GIVEN that on Tuesday, May 28, 1991 at the hour of 7:00 a.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Development Impact Fees - those fees charged to development for construction of capital facilities.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the City Public Hearing.

Dated: May 1, 1991

By Order of the Lodi City Council

*Jennifer M. Perrin*  
for Alice M. Reimche  
City Clerk

Approved as to form:

*B W McNatt*  
Bobby W. McNatt  
City Attorney

DRAFT IMPACT FEE MAILING LIST 4/1/91

S = Summary Table & Letter

F = Full Study & Letter

THE GIANNONI ORGANIZATION  
1420 S MILLS AVE #E  
LODI, CA 95242

S LODI DEVELOPMENT INC  
PO BOX 1237  
LODI, CA 95241

F BOB MORRIS  
222 W LOCKEFORD ST #9  
LODI, CA 95240

S JERRY HEMINGER  
619 WILLOW GLEN DR  
LODI, CA 95240

S WENTLAND-SNIDER  
521 S HAM LN #A  
LODI, CA 95242

F FRED BAKER  
317 W LODI AVE  
LODI, CA 95240

RON THOMAS  
PO BOX 1505  
LODI, CA 95240

F BENNETT & COMPTON  
PO BOX 1597  
LODI, CA 95241

S GOODEN CONSTRUCTION  
114A N CHURCH ST  
LODI, CA 95240

S H&M BUILDERS  
330 S FAIRMONT AVE  
LODI, CA 95240

S VERNER CONSTRUCTION  
2707 E FREMONT ST #17  
STOCKTON, CA 95205

S FHA PROPERTIES  
3158 AUTO CENTER CIR #E  
STOCKTON, CA 95212

S TED KATZAKIAN  
777 S HAM LN  
LODI, CA 95242

F DARYL GEWEKE  
PO BOX 1210  
LODI, CA 95241

S JW PROPERTIES  
3515 COUNTRY CLUB BLVD  
STOCKTON, CA 95240

S GRUPE DEVELOPMENT  
4041 W BROOKSIDE RD  
STOCKTON, CA 95207

F JEFF KIRST  
120 N PLEASANT  
LODI, CA 95240

S SURLAND PROPERTIES  
88 HOWARD ST  
SAN FRANCISCO, CA 94105

F BAUMBACH-PIAZZA  
323 W ELM ST  
LODI, CA 95240

F DILLON ENGINEERING  
PO BOX 2180  
LODI, CA 95241

F RW SIEGFRIED & ASSOCIATES  
4045 CORONADO AVE  
STOCKTON, CA 95204

S THOMPSON-HYSELL ENGINEERS  
1016 12TH ST  
MODESTO, CA 95354

F PHILLIPPI ENGINEERING  
595 BUCK AVE  
VACAVILLE, CA 95688

S BEARDSLEE DEVELOPMENT  
110 GRAND AVE  
CAPITOLA, CA 95010

S JIM GIOTTONINI  
425 N EL DORADO  
STOCKTON, CA 95203

S HENRY HIRATA  
PO BOX 1810  
STOCKTON, CA 95201

F STOCKTON RECORD  
PO BOX 900  
STOCKTON, CA 95201

F LODI NEWS SENTINEL  
125 N CHURCH ST  
LODI, CA 95240

F RILEY-PEARLMAN  
11640 SAN VICENTE BLVD #202  
LOS ANGELES, CA 90049

F BROWMAN DEVELOPMENT  
1900 EMBARCADERO #201  
OAKLAND, CA 94606

# **Development Impact Fee Presentation**

## **Overview**

City Staff

## **Fee Calculation Procedure**

Cash Flow Analysis

AB 1600 Requirements

Program Administration

McDonald & Associates

## **Water**

Sewer

Storm Drainage

Streets & Roads

Nolte & Associates

## **Police**

Fire

Parks & Recreation

General City Facilities

McDonald & Associates

## **Summary of Total Fees**

Total City Fees

Comparison With Other Cities

Past Funding Sources

City Staff

# **Development Impact Fees**

## **Fee Calculation Procedure**

**Determine Service Area**  
General Plan Boundary

**Establish Levels of Service**  
Existing Conditions

**Determine Improvements to Meet Service Standard with New Growth**  
Capital Improvement List

**Estimate Cost and Timing of Improvements**  
Capital Improvement List/Schedule

**Identify Existing Deficiencies**  
Separate Analysis on Certain Projects

**Determine Relative Service Demand of Various Land Uses**  
RAE (Residential Acre Equivalent) Schedule

**Calculate Fee**  
Cost of Improvements/RAE's plus Cash Flow Analysis

## **Development Impact Fees**

### **Cash Flow Analysis**

**Annual Revenue**

**Annual Expenses**

**Account for Interest**

(either earned on fund balance or paid on loans)

### **Interfund Borrowing**

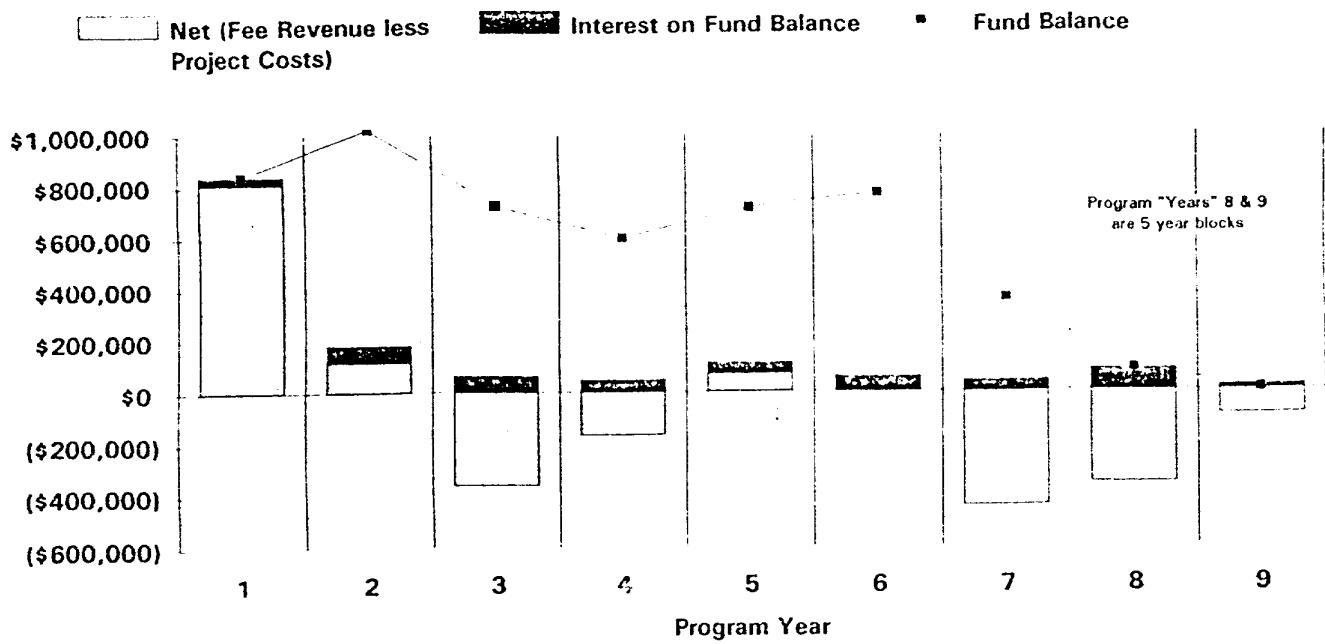
#### **Examples**

Water - no borrowing

Sewer - borrowing



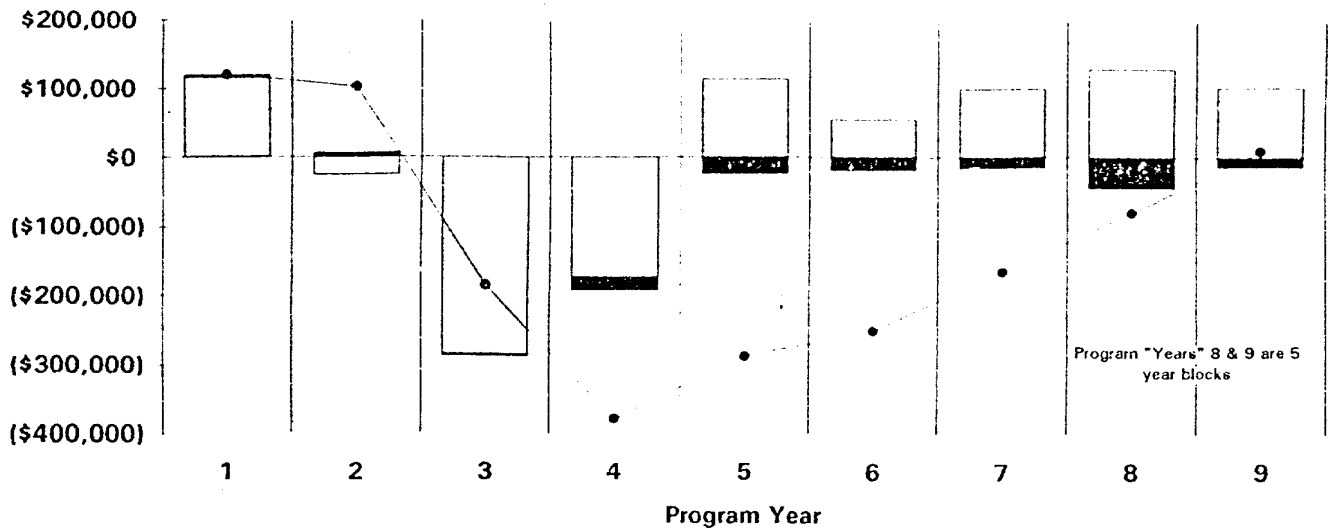
# Water Impact Fee Cash Flow



WACASHFL.XLC

# Sewer Impact Fee Cash Flow

Net (Fee Revenue less Project Costs)
  Interest on Fund Balance
 ● Fund Balance



## **Development Impact Fees**

### **AB1600 Requirements/ Program Administration**

**Separate Funds**

**Account for Interest**

**Annual Reporting**

**Minor Adjustments/Updates**

**Major Updates - General Plan**

**Fee Collection**

**Record Keeping**

## **Development Impact Fees**

### **Water**

#### **Projects Included**

##### **Master Plan**

Current plan plus updates

##### **Admin. Bldg./Corporation Yard**

50/50 split with Sewer, portion w/Electric Utility

##### **Oversize Mains & Major Crossings**

10" and larger mains, major crossings per present practice  
Will credit individual projects with portion of cost

##### **Water Wells**

All new wells to accomodate growth  
Includes GAC filters in certain areas and standby power per Master Plan

##### **Water Tank**

Portion providing capacity for new growth (31%)

##### **Total Cost**

\$9,263,525

#### **Projects Not Included**

##### **Replacements/Reinforcements of Existing Mains**

Generally improvements to distributions system in older areas  
Miscellaneous Fire Protection Improvements

##### **Total Cost**

\$1,628,000

## **Development Impact Fees**

### **Sewer**

#### **Projects Included**

##### **Master Plan**

Current plan plus updates

##### **Admin. Bldg./Corporation Yard**

50/50 split with Water, portion w/Electric Utility

##### **Oversize Mains**

12" and larger mains

Will credit individual projects with portion of cost

##### **Lift Stations**

In separate areas of benefit

Includes force mains

\$639,500 not included below

##### **Total Cost**

\$1,368,920

#### **Projects Not Included**

##### **Replacements/Reinforcements of Existing Mains**

Generally improvements to collection system in older areas

##### **Total Cost**

\$1,005,500

Note: Wastewater treatment plant covered by existing separate fee

## **Development Impact Fees**

### **Storm Drainage**

#### **Projects Included**

##### **Master Plan**

Current plan plus updates

##### **Basins**

Per Master Plan, including pump stations  
Approx. 1 acre per new basin in Parks Fee

##### **Trunk Lines**

30" & larger per Master Plan

##### **Total Cost**

\$15,773,000

#### **Projects Not Included**

##### **Replacements/Reinforcements of Existing Mains**

Generally improvements to collection system in older areas

##### **Total Cost**

\$1,051,000

## **Development Impact Fees**

### **Streets & Roads**

#### **Projects Included**

##### **Master Plan**

Current plan plus updates

##### **Widenings & capacity improvements to existing streets**

Kettleman Lane, Lower Sacramento Road, Lodi Avenue  
Lockeford Street, Victor Road

##### **"Oversized" New Streets**

Credit on R/W & construction cost of portion over 68 feet in width  
Harney Lane, Century Boulevard, Guild Avenue, Turner Road

##### **Improvements @ Hwy 12, 99**

12/99 Interchange, Turner Road Overpass

##### **Traffic Signals**

New signals identified in Circulation Plan  
50% of signals already meeting warrants

##### **Miscellaneous Projects**

WID box culverts  
Railroad crossing improvements

##### **Recent Capacity Improvement Projects**

Portion of project attributable to capacity increase  
Adjusted downward for capacity used between project construction and present

##### **Total Cost**

\$15,290,687

#### **Projects Not Included**

##### **Reconstructions of existing streets**

Street Maintenance  
State, Federal & Measure K funding

##### **Total Cost**

\$14,893,513 General Fund (maintenance)  
\$16,010,250 Other funding

## **Development Impact Fees**

### **Police**

#### **Projects Included**

##### **Police Station Expansion**

10,000 SF, 10 jail cells

##### **Equipment**

Personal equipment for 29 officers

8 patrol cars (equipped)

2 pickup trucks (equipped)

Animal control truck

Radios

Computer terminals

##### **Total Cost**

\$2,430,000

#### **Projects Not Included**

##### **Upgrades of existing systems**

Proposed computer aided dispatch system



## **Development Impact Fees**

### **Fire**

#### **Projects Included**

##### **Westside Station**

Lower Sacramento Road N/Elm Street

Station equipment

Personal equipment for 23 employees

##### **Equipment**

Ladder truck

2 sedans

2 minivans

Computer terminals

##### **Station 1 (Downtown)**

Minor Remodel

##### **Total Cost**

\$1,065,000

#### **Projects Not Included**

##### **Equipment Replacements**

Truck & engine replacements

##### **Total Cost**

\$1,090,000

## **Development Impact Fees**

### **Parks & Recreation**

#### **Projects Included**

##### **Master Plan**

To Refine Needs, Projects and Estimates

##### **Admin. Bldg./Corporation Yard**

@ 45% per deficiency analysis

##### **New "Standard" Parks**

Per Table 9-1, 83 acres

Playground Equipment & Ball Diamonds

One New Pool

##### **New Community Buildings**

Total 44,000 SF, unspecified locations

##### **Total Cost**

\$18,740,000

#### **Projects Not Included**

##### **Admin. Bldg./Corporation Yard**

@ 55% per deficiency analysis

##### **Replacements of Equipment & Enhancements at Developed Parks**

Lodi Lake (except West side 13 acre expansion)

Misc. Lighting & Facility Upgrades

Hutchins St. Square

##### **Total Cost**

\$11,374,000

## **Development Impact Fees**

### **General City Facilities**

#### **Projects Included**

##### **City Hall Expansion**

Portion of expansion in two phases (addition, remodel), including parking

##### **Stadium Area Parking**

Lockeford @ Stockton

##### **Library**

Expansion or satellite site to be determined

##### **Miscellaneous Equipment**

Public Works Equipment

Finance Dept equipment, computer upgrade

##### **Miscellaneous Projects**

Fee program administration, monitoring (all categories)

General Plan, current plus updates

##### **Total Cost**

\$11,568,449

#### **Projects Not Included**

##### **City Hall Expansion**

@ 27.8% per deficiency analysis

##### **Total Cost**

\$1,171,770

# City of Lodi

## Draft Development Impact Fees for Capital Facilities

General Plan (GP) Land Use Category	(Draft) Total Fees <sup>a</sup> per	Assumed Density	Fee	@ Max. Density per GP	Fee
<b>Residential</b>			(per unit)		(per unit)
Low Density	\$38,170 acre	5 upa <sup>1</sup>	\$7,634	7	\$5,453
Medium Density	\$58,100 acre	12 upa	\$4,842	20	\$2,905
High Density	\$101,770 acre	24 upa	\$4,240	30	\$3,392
East Side Residential	\$40,100 acre	5 upa	\$8,020	7	\$5,729
PR - low density	\$38,170 acre	5 upa	\$7,634	7	\$5,453
PR - med density	\$58,100 acre	12 upa	\$4,842	20	\$2,905
PR - high density	\$101,770 acre	24 upa	\$4,240	30	\$3,392
<b>Commercial</b>			(per SF)		(per SF)
Neighborhood	\$40,010 acre	30% far <sup>2</sup>	\$3.06	40%	\$2.30
General	\$48,000 acre	30% far	\$3.67	40%	\$2.75
Downtown	\$40,010 acre	30% far	\$3.06	200%	\$0.46
Office	\$53,330 acre	35% far	\$3.50	50%	\$2.45
<b>Industrial</b>					
Light	\$32,520 acre	40% far	\$1.87	50%	\$1.49
Heavy	\$31,470 acre	40% far	\$1.81	50%	\$1.44
Industrial Reserve	\$32,520 acre	40% far	\$1.87	50%	\$1.49

<sup>1</sup> upa = units per acre

<sup>2</sup> far = floor/area ratio (building square footage per acre)

<sup>a</sup> total fee includes Water, Sewer, Storm Drainage, Streets & Roads, Police, Fire, Parks & Recreation and General City Facilities per April 1991 draft study. Wastewater connection fee (for wastewater plant), engineering, building permit and other fees for service are not included.

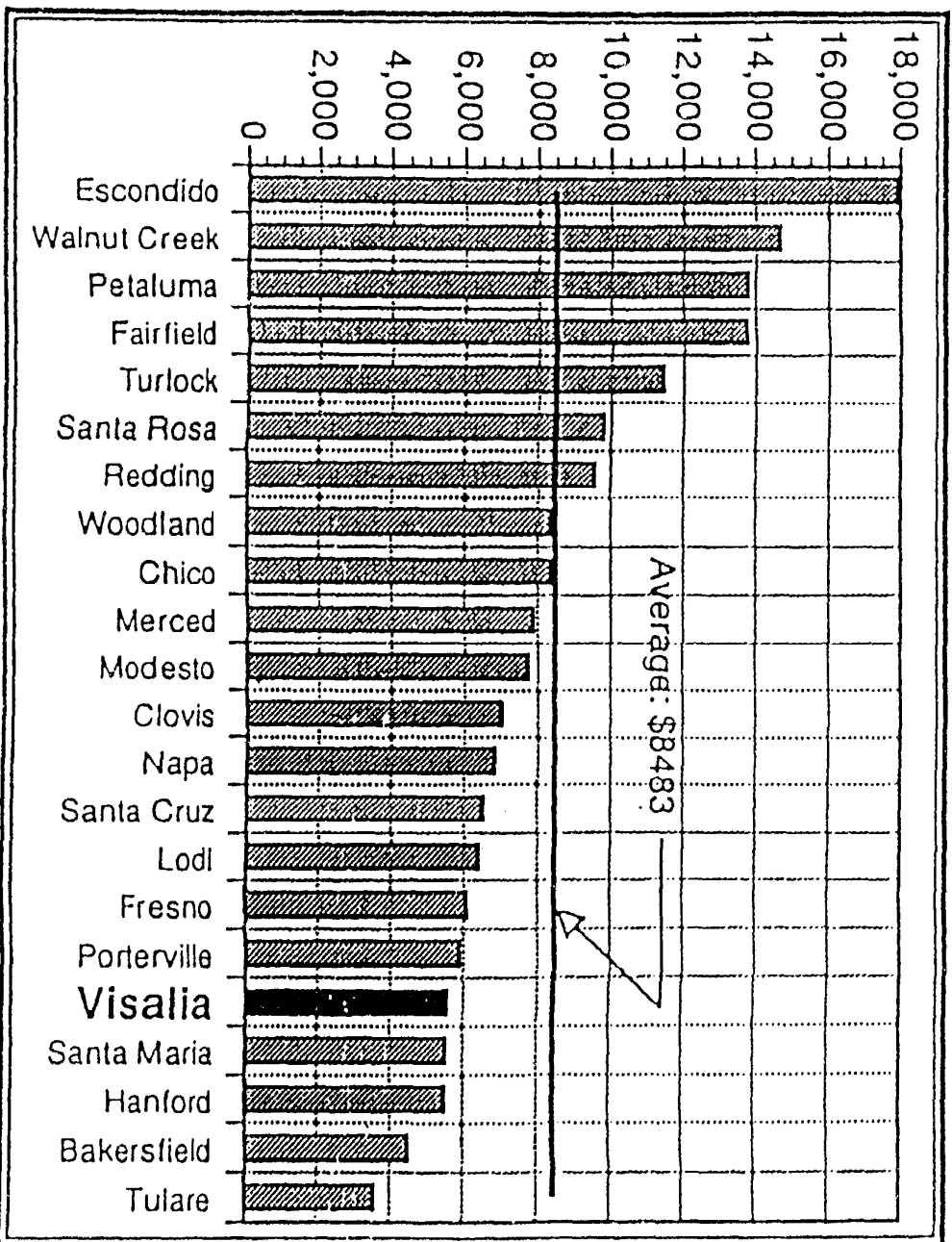
**City of Lodi - Total Development Fee Examples**

Project Assumptions	Residential		Non-Residential		
	Low Density	Med. Density	Light Ind.	Office	Commercial
Land Use:	10 acres	5 acres	5 acres	2 acres	5 acres
Area:	5 upa	12 upa	40%	35%	30%
Density:	50	60	87,000	30,000	65,000
#Units; Bldg SF:	\$400,000.	\$100,000.	\$125,000.	\$50,000.	\$150,000.
Estimated Off-Site Impr. \$:					
<b>Existing Fees</b>					
Tentative Map:	\$100.	\$100.	\$100.	\$100.	\$100.
Engineering (as updated):	\$19,600.	\$6,100.	\$7,350.	\$3,600.	\$8,600.
\$ per:	\$394./unit	\$103./unit	\$0.09/SF	\$0.12/SF	\$0.13/SF
<b>Sewer Connection</b>					
Base Rate (\$/SSU):	\$2,099.	\$2,099.	\$2,099.	\$2,099.	\$2,099.
Unit of Measure:	1.25 units per 3 Br. Home	1.00 units per 2 Br. Home	1 unit per 8 employees	1 unit per 8 employees	varies w/use assumed 5
# of Empl./acre:	(per Table 7-1, GP Draft EIR)		20	48	28
Sewage Ser. Units:	62.5	60.0	12.5	12.0	28.0
Total Fee:	\$131,188.	\$125,940.	\$26,238.	\$25,188.	\$58,772.
\$ per:	\$2,624./unit	\$2,099./unit	\$0.30/SF	\$0.84/SF	\$0.90/SF
<b>Storm Drainage</b>					
Base Rate:	\$4,050/acre	\$4,050/acre	\$5,400/acre	\$5,400/acre	\$5,400/acre
Total Fee:	\$40,500.	\$20,250.	\$27,000.	\$10,800.	\$27,000.
\$ per:	\$810./unit	\$338./unit	\$0.31/SF	\$0.36/SF	\$0.42/SF
<b>Building Permit</b>					
Assumed SF/DU	2,000	1,400			
Bldg Val./SF:	\$49.00	\$44.70	\$23.60	\$49.60	\$34.00
Assumed Type:	avg. single fam.	avg. apt.	III N	V N	V N
Valuation:	\$98,000	\$62,590	\$2,053,200	\$1,488,000	\$2,210,000
Total Fee:	\$31,625.	\$30,512	\$6,769	\$5,356	\$7,161
\$ per:	\$633./unit	\$509./unit	\$0.08/SF	\$0.18/SF	\$0.11/SF
<b>Building Plan Check</b>					
	65%	of Bldg Permit			
Total Fee:	\$20,556.	\$19,833.	\$4,400.	\$3,481.	\$4,655.
\$ per:	\$411./unit	\$331./unit	\$0.05/SF	\$0.12/SF	\$0.07/SF
<b>Mech./Elec./Plumb. Permit</b>					
	\$0.03 per SF		\$0.02 per SF (estimated)		
Est. Total Fee:	\$3,000.	\$2,520.	\$1,740.	\$600.	\$1,300.
\$ per:	\$60./unit	\$42./unit	\$0.02/SF	\$0.02/SF	\$0.02/SF
<b>Strong Motion Instrumentation Fee</b>					
		\$0.07 res.	\$0.15 non res.	per \$1000. val. (State mandated)	
Total Fee:	\$343.	\$263.	\$308.	\$223.	\$332.
\$ per:	\$7./unit	\$4./unit	\$0.004/SF	\$0.01/SF	\$0.01/SF
<b>Total Existing Fees:</b>	<b>\$246,912</b>	<b>\$205,517</b>	<b>\$73,904</b>	<b>\$49,349</b>	<b>\$107,919</b>
\$ per:	\$4,938./unit	\$3,425./unit	\$0.85/SF	\$1.64/SF	\$1.66/SF
<b>Proposed Impact Fees:</b>					
	\$38,170/acre	\$58,100/acre	\$32,520/acre	\$53,330/acre	\$40,010/acre
Total Proposed Fee:	\$341,200.	\$270,250.	\$135,600.	\$95,860.	\$173,050.
(less existing SD fee)					
Proposed \$ per:	\$6,824./unit	\$4,504./unit	\$1.56/SF	\$3.20/SF	\$2.66/SF
<b>Grand Total \$ per:</b>	<b>\$11,762./unit</b>	<b>\$7,929./unit</b>	<b>\$2.41/SF</b>	<b>\$4.84/SF</b>	<b>\$4.32/SF</b>

Assumes proper zoning, environmental clearance, etc.

8/24/91 DEV\_FEEC.XLS

GRAPHICAL REPRESENTATION OF IMPACT FEES  
STUDY COMPLETED BY CITY OF VISALIA



## TYPES OF IMPACT FEES CHARGED

STUDY COMPLETED BY CITY OF VISALIA

City	Transportation	Sanitary Sewage	Water	Storm Drainage	Parks & Recreation	School	General Government	Other
Bakersfield	•	•			•	•		
Chico	•	•			•	•		
Clovis	•	•	•	•	•	•		
Escondido	•	•	•		•	•	•	•
Fairfield		•	•		•	•	•	
Fresno	•	•	•	•	•	•	•	
Hanford	•	•		•	•	•		
Lodi		•		•		•		
Merced		•	•		•	•	•	
Modesto	•	•			•	•	•	•
Napa	•	•			•	•		
Petaluma		•	•	•	•	•	•	•
Porterville		•	•	•		•		
Redding	•	•	•	•	•	•	•	
Santa Cruz		•	•		•	•		
Santa Maria	•	•	•	•	•	•		
Santa Rosa	•	•	•		•	•		
Tulare		•		•		•		
Turlock		•	•	•	•	•	•	•
Visalia	•	•		•	•	•		
Walnut Creek	•	•		•	•	•		
Woodland	•	•		•	•	•	•	

# RESIDENTIAL IMPACT FEE COMPARISON

per dwelling unit

Assumption: 3-bedroom, 2000 SF single-family dwelling at 5 units per acre

Fee Category	LODI	FAIRFIELD	TRACY	GALT	MANTECA	STOCKTON	WOODLAND	CLOVIS	DAVIS
Notes:	a.	g.	a.	b.		c.		d., f.	
Water	\$902	\$2,346	\$1,400	\$1,800	\$2,222	\$1,395	\$278	\$240	\$719
Sewer	\$216	\$4,851	\$2,600	\$3,000	\$2,222	\$1,859	\$1,440	\$1,924	\$1,257
Storm Drainage	\$1,476		\$5,204	\$360	\$498		\$1,782	\$448	\$210
Streets & Roads	\$1,076		\$7,770	\$1,139		\$2,008		\$472	\$2,266
Police	\$226			\$196		\$253			
Fire	\$102			\$205		\$115	\$173		
Parks & Recreation	\$2,362	\$1,579	\$4,404		\$592	\$1,429	\$800	\$483	\$2,166
General City Fac.	\$1,274		\$1,663	\$1,155	\$350	\$61	\$732		\$1,057
Wastewater Conn.	\$2,624								
Garbage								\$140	
Traffic							\$732		
Public Safety (Police, Fire)			\$75						\$335
Bridges/RR Crossings								\$176	
Route 104/Twin Cities Rd				\$375					
NE Area Improvements				\$4,326					
NE Area Water storage				\$121					
Traffic Signal					\$200	\$80		\$146	
Major Equipment Purchases					\$350				
Highway Interchange					\$500				
Libraries						\$234			
Community Rec. Center						\$128			
Administrative Charge						\$183			
Open Space Preservation									\$908
Core Area Enhancements									\$6
City Construction Tax									\$3,220
General Government		\$2,148							
Total:	\$10,258	\$10,924	\$23,116	\$12,677	\$6,934	\$7,745	\$5,937	\$4,034	\$12,144

Average: \$10,419

## Notes:

- Applicable if not in assessment district or special area of benefit.
- Includes \$850 for well development. If in assessment district or NE area, this fee is not charged.
- Includes standard connection fee and surface water facilities fee.
- Will increase substantially because of DBCP cleanup, meter cost not included.
- Davis subtotal varies by sub area from \$6,761 to \$10,705 (used average) plus City construction tax (voter approved) of \$1.61/sq.ft.
- No lift station fee included, other fees based on A-1 area.
- Per Visalia study; Gen. Gov't includes storm, street & misc. overizing.



Book found  
in CC-6

## **Past Funding Sources**

### **Property, Sales & Misc. Taxes**

---

Approx. \$9,200,000/year

*Does not cover Police, Fire & Parks/Recreation Operating Expenses*

### **General Obligation Bonds**

Storm Drain, Public Safety, General Government Projects

*Require Voter Approval & Revenue Source To Repay*

### **Utility Funds**

In Long Past - Paid For All Improvements

More Recently - Paid Only For Oversize & Major Facilities

*Fee Program Would Shift All Needed Capital Facility Costs to New Development*

### **Federal Revenue Sharing**

Approx. \$440,000/year in 70's & 80's

City Hall Remodel, Misc. Storm Drains, Public Safety Projects & Equipment

*No Longer Available*

### **Federal EDA Grants**

Amounts Varied Per Project

Library, Trunk Storm Drains & Sanitary Sewers

*No Longer Available*

### **HUD (CDBG) Grants**

Approx. \$300,000/year in late 80's to present

*Restricted to Certain Areas/Uses*

### **State Grants**

Amounts Vary Per Project

Park Improvement Projects

*Availability Varies w/State Bond Issues*

### **Private Donations**

Amounts Vary Per Project

Hutchins St. Square, Service Club Projects @ Parks & Medians

*Availability Varies: Amount Small Compared to Demand*

***TO AVOID DUPLICATION OF LARGE  
DOCUMENTS IN THE FORTIS SYSTEM,  
ADDITIONAL BACKGROUND INFORMATION  
REGARDING THIS ITEM IS LOCATED AS  
FOLLOWS:***

5/28/91 Public Hearings

Book entitled "Public Draft Report  
City of Lodi Development Impact  
Fee Study" Apr. 1991

***TO AVOID DUPLICATION OF LARGE  
DOCUMENTS IN THE FORTIS SYSTEM,  
ADDITIONAL BACKGROUND INFORMATION  
REGARDING THIS ITEM IS LOCATED AS  
FOLLOWS:***

5/28/91 Public Hearings

Memo entitled "Development Impact  
Fees - Public Hearing Questions  
and Responses" dated June 20, 1991